

DIANA S. EBRON, ESQ.
Nevada Bar No. 10580
E-mail: diana@kgelegal.com
JACQUELINE A. GILBERT, ESQ.
Nevada Bar No. 10593
E-mail: jackie@kgelegal.com
CHANTEL M. SCHIMMING, ESQ.
Nevada Bar No. 8886
E-mail: chandel@kgelegal.com
KIM GILBERT EBRON
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
Telephone: (702) 485-3300
Facsimile: (702) 485-3301
Attorneys for SFR Investments Pool 1, LLC

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP,

Plaintiff,

vs.

SPANISH BAY HOMEOWNERS
ASSOCIATION; NEVADA ASSOCIATION
SERVICES, INC.; SFR INVESTMENTS
POOL 1, LLC,

Defendants.

SFR INVESTMENTS POOL 1, LLC,

Counter/Cross Claimant,

vs.

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP; and
JAMES CARLSON, an individual,

Counter/Cross Defendants.

Case No. 2:16-cv-00691-MMD-EJY

**JUDGMENT BY DEFAULT AGAINST
JAMES CARLSON**

JUDGMENT BY DEFAULT AGAINST JAMES CARLSON

This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Motion for Judgment by Default against James Carlson ("Carlson" or "Cross-Defendant"). Having considered the motion, including the declarations attached thereto, the Court makes the following findings of fact and conclusions of law:

1. On June 13, 2016 SFR filed a Cross-Complaint [ECF No. 22] for quiet title and injunctive relief against Carlson, relating to real property located at **5674 Snow Drop Street, Las Vegas, Nevada 89113; Parcel No. 163-27-415-047** ("the Property").

2. Carlson failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The Clerk of the Court appropriately entered a default against Carlson on March 7, 2019.

3. Carlson is not incompetent, an infant, or serving in the United States military.

4. SFR submitted credible evidence in support of its motion in the form of documents obtained from the Official Records of the Clark County Recorder and declarations made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against Carlson.

NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and made the foregoing findings of fact and conclusions of law, and finding good cause,

IT IS ORDERED, ADJUDGED AND DECREED that Carlson, any successors and assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

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KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against,
2 or the defenses of, any other party to this case.

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5 UNITED STATES DISTRICT COURT JUDGE

6
7 Dated: May 25, 2021

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9 DATED this 10th day of May, 2021.

10 *Respectfully submitted by:*

11 **KIM GILBERT EBRON**

12 /s/ Chantel M. Schimming

13 CHANTEL SCHIMMING, ESQ.

14 Nevada Bar No. 8886

15 7625 Dean Martin Dr., Ste. 110

16 Las Vegas, NV 89139

17 *Attorneys for SFR Investments Pool 1, L LC*